

145.0

0010

0004.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
609,700 / 609,700
USE VALUE:
609,700 / 609,700
ASSESSED:
609,700 / 609,700

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 77 | | ARLMONT ST, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|---------------------------|--|
| Owner 1: MCNEILL ERIC A | |
| Owner 2: CZABANIUK LARA C | |
| Owner 3: | |

Street 1: 77 ARLMONT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: BARRETT LAURIE D/ETAL -

Owner 2: BARRETT WAYNE M -

Street 1: 77 ARLMONT ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,294 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Wood Shingle Exterior and 1248 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|-----|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 4294 | | Sq. Ft. | Site | | 0 | 80. | 1.15 | 9 | | | Topo | -10 | | | | | 395,151 | | | | | | 395,200 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | | User Acct |
|----------|--|-----------|----------------|------------|------------|-------------|-------------------|--|-----------|
| 101 | | 4294.000 | 214,500 | | 395,200 | 609,700 | | | 95667 |
| | | | | | | | | | GIS Ref |
| | | | | | | | | | GIS Ref |
| | | | | | | | | | Insp Date |
| | | | | | | | | | 03/31/01 |
| | | | | | | | | | |

PREVIOUS ASSESSMENT

| Parcel ID | | | | | | | | |
|-----------|-----|-----|------------|-----------|-----------|------------|-------------|-----------------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value |
| 2020 | 101 | FV | 214,500 | 0 | 4,294. | 395,200 | 609,700 | 609,700 Year End Roll |
| 2019 | 101 | FV | 163,800 | 0 | 4,294. | 370,500 | 534,300 | 534,300 Year End Roll |
| 2018 | 101 | FV | 163,800 | 0 | 4,294. | 306,200 | 470,000 | 470,000 Year End Roll |
| 2017 | 101 | FV | 163,800 | 0 | 4,294. | 281,500 | 445,300 | 445,300 Year End Roll |
| 2016 | 101 | FV | 163,800 | 0 | 4,294. | 256,800 | 420,600 | 420,600 Year End |
| 2015 | 101 | FV | 163,000 | 0 | 4,294. | 251,900 | 414,900 | 414,900 Year End Roll |
| 2014 | 101 | FV | 163,000 | 0 | 4,294. | 234,100 | 397,100 | 397,100 Year End Roll |
| 2013 | 101 | FV | 163,000 | 0 | 4,294. | 222,800 | 385,800 | 385,800 |

SALES INFORMATION

| TAX DISTRICT | | | | | | | | | PAT ACCT. | | | |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------|--|--|--|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes | | | |
| BARRETT LAURIE | 71398-173 | 1 | 7/31/2018 | | 720,000 | No | No | | | | | |
| HALL MARY & BOC | 24124-62 | | 1/3/1994 | | 146,200 | No | No | Y | | | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name |
|-----------|--------|----------|--------|-----|------------|----------|------------|---------|-----------|-------------|-----|---------|
| 7/22/2002 | 645 | Redo Kit | 8,500 | O | | G4 | GR FY04 | | 4/17/2019 | SQ Returned | JO | Jenny O |
| 4/8/2002 | 231 | Temp Tra | 5,000 | C | | | | | 3/31/2001 | Inspected | 197 | PATRIOT |

ACTIVITY INFORMATION

| | |
|------------|-------------|
| 10/26/2000 | Hearing N/C |
| 12/7/1999 | Mailer Sent |
| 11/16/1999 | Measured |
| 1/1/1982 | |
| | CS |

Sign:

VERIFICATION OF VISIT NOT DATA



USER DEFINED

| | |
|----------------|----------|
| Prior Id # 1: | 95667 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Print Date: | |
| Print Time: | |
| Print Date: | 12/11/20 |
| Print Time: | 01:34:17 |
| Last Rev Date: | |
| Last Rev Time: | |
| Last Rev Date: | 09/10/19 |
| Last Rev Time: | 15:14:57 |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

| | | | | | | | | | | | | | | | | | | | | | |
|---|-------------|--------------|-----|------------------------------------|-----------------|------|-------------------------|-----------------------------|------------|----------|------------|----------------------|------|-------|------------|------------|--------------|---|--|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | |
| Type: 19 - Ranch | | | | Full Bath: 1 | Rating: Average | | | | | | | | | | | | | | | | |
| Sty Ht: 1 - 1 Story | | | | A Bath: | Rating: | | | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | | | | | |
| Foundation: 1 - Concrete | | | | A 3QBth: | Rating: | | | | | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: 1 | Rating: Average | | | | | | | | | | | | | | | | |
| Prime Wall: 1 - Wood Shingle | | | | A HBth: | Rating: | | | | | | | | | | | | | | | | |
| Sec Wall: | | % | | OthrFix: | Rating: | | | | | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | | | OTHER FEATURES | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | Kits: 1 | Rating: Good | | | | | | | | | | | | | | | | |
| Color: WHITE | | | | A Kits: | Rating: | | | | | | | | | | | | | | | | |
| View / Desir: | | | | Fpl: 2 | Rating: Average | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | | | | | | | | | | | | | | |
| Grade: C - Average | | | | CONDOS INFORMATION | | | | | | | | | | | | | | | | | |
| Year Blt: 1955 | Eff Yr Blt: | | | Location: | | | | | | | | | | | | | | | | | |
| Alt LUC: | | Alt %: | | Total Units: | | | | | | | | | | | | | | | | | |
| Jurisdct: G4 | | Fact: | . | Floor: | | | | | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | | | | | REMODELING | | | | | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: GD - Good | 18. | % | Exterior: | No Unit | RMS | BRS | FL | RES BREAKDOWN | | | | | | | | | |
| Prim Int Wall: 1 - Drywall | | | | Functional: | | % | Interior: | 1 | 6 | 3 | | | | | | | | | | | |
| Sec Int Wall: | | % | | Economic: | | % | Additions: | | | | | | | | | | | | | | |
| Partition: T - Typical | | | | Special: | | % | Kitchen: | 2002 | | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Override: | | % | Baths: | | | | | | | | | | | | | | |
| Sec Floors: 4 - Carpet | 50% | | | Total: | 18.6 | % | Plumbing: | | | | | | | | | | | | | | |
| Bsmnt Flr: 4 - Carpet | | | | CALC SUMMARY | | | | Electric: | | | | | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: | 95.00 | | Heating: | | | | | | | | | | | | | | |
| Bsmnt Gar: 1 | | | | Size Adj.: 1.35000002 | | | General: | | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | Const Adj.: 1.00500000 | | | COMPARABLE SALES | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | Adj \$ / SQ: | 128.891 | | Rate | Parcel ID | Typ | Date | Sale Price | | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: | 89500 | | | | | | | | | | | | | | | | |
| Heat Fuel: 2 - Gas | | | | Grade Factor: | 1.00 | | | | | | | | | | | | | | | | |
| Heat Type: 3 - Forced H/W | | | | NBHD Inf: | 1.00000000 | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | NBHD Mod: | | | | | | | | | | | | | | | | | |
| % Heated: 100 | | % AC: | | LUC Factor: | 1.00 | | | | | | | | | | | | | | | | |
| Solar HW: NO | | Central Vac: | NO | Adj Total: | 263509 | | | | | | | | | | | | | | | | |
| % Com Wall | | % Sprinkled: | | Depreciation: | 49013 | | | | | | | | | | | | | | | | |
| | | | | Depreciated Total: | 214496 | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | WtAv\$/SQ: | | | | AvRate: | | Ind.Val: | | | | | | | | | | | |
| Make: [] Model: [] Serial #: [] Year: [] Color: [] | | | | | | | | | | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 145.0-0010-0004.0 | | | | | | | | IMAGE | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | AssessPro Patriot Properties, Inc | | | |
| 1 | Metal Shed | D | Y | | 18X10 | A | AV | 1980 | 0.00 | T | 31.2 | 101 | | | | | |  | | | |
| More: N | | | | Total Yard Items: [] | | | | Total Special Features: [] | | | | Total: [] | | | | | | | | | |